

SECTION 600

AUTOMOBILE PARKING - OFF-STREET PARKING REQUIREMENTS

SEC. 601 OFF-STREET PARKING, GENERAL

In all zoning districts, off-street parking facilities shall be provided in an amount not less than that hereinafter specified, for the parking of self-propelled motorized vehicles, for the use of occupants, employees, patrons, members and clients of buildings and uses erected or established after the effective date of this ordinance, and of existing buildings and uses which are extended, enlarged or changed thereafter.

A. No building permit shall be issued nor approval of site plans or subdivision plats issued until the applicant has presented satisfactory evidence to either the Zoning Administrator or the Director of Planning and Zoning and Commission that applicant owns or has otherwise available for his use sufficient property to provide the parking required in this Section.

B. For the purpose of this Section an "off-street parking space" shall mean an area located entirely on private property consisting of a rectangle measuring no less than eight and one-half feet by nineteen feet. In addition, adequate drives or aisles providing access, turning and maneuvering space shall be provided on private property and each off-street parking space shall be accessible from streets or alleys except for exemption in certain circumstances.

C. Where parking areas are located in commercial centers or on a lot whose development requires more than fifty (50) off-street parking spaces, then up to thirty percent (30%) of those spaces may be for compact vehicles and shall measure no less than seven and one-half feet by fifteen feet.

In addition, adequate drives or aisles providing access turning, and maneuvering space shall be provided on private property and each off-street parking space shall be accessible from streets or alleys except for certain circumstantial exemptions.

D. Commercial motor vehicles classed by the manufacturer's rating as exceeding one and one-half ton capacity, and tractors, semi-trailers or busses, shall be parked only in rear yards of any residential district.

E. Mobile or manufactured homes shall not be parked in any residential district except for construction offices, watchman's quarters and other exceptions noted in this Article.

F. Vacant lots or open land areas, public or private, in any residential district may not be used as an area for the parking of customer and employee passenger vehicles.

G. The parking of more than one commercial vehicle of not more than five (5) ton rated capacity, or the parking of a commercial vehicle of more than five (5) ton capacity on any lot in any residential district shall be considered a commercial use and is prohibited.

H. Parking of heavy equipment, such as backhoes, frontloaders, roadgraders, generators and like equipment is prohibited in any residential district.

I. In commercial/industrial districts, floor area shall mean the gross floor area and/or the open land area needed for service to the public as customers, patrons, clients or patients, including area occupied by fixtures and equipment used for display or sale of merchandise. It shall not mean floors or parts of floors used principally for non-public purposes such as storage, automobile parking, incidental repair, processing or packaging of merchandise, show windows or for offices incidental to the management or maintenance of stores or buildings, or to restrooms or similar.

J. Any lighting used to illuminate parking spaces in any district shall be so arranged as to reflect the light away from adjoining lots in residential districts.

K. In commercial/industrial districts control shall be established to prevent vehicles from leaving parking and maneuvering areas excluding driveway openings and shall be provided on the property in the following manner:

1. For parking or maneuvering areas abutting an exterior property line, a solid masonry wall or a minimum six-inch high curb or bumper guards shall be installed and be located so that no part of a vehicle shall extend over or beyond the property line.

2. On other parking and maneuvering areas, curbing or bumper guards shall be installed unless such area is bounded by a fence, wall, building, or established landscaped plot. Solid curbing shall be installed if required for drainage control by the City Engineer.

L. For the purpose of converting a parking area into the required or permitted parking spaces, plans must be submitted to show how the required or permitted parking spaces shall be arranged in the area on private property supplied for that purpose and to indicate in the parking area sufficient space for turning maneuvers, as well as adequate ingress and egress to the parking area before a permit to construct is granted.

1. All such plans shall be submitted to the Planning and Zoning department if five or more lots are to be developed.

2. Before issuance of a building permit the Zoning Administrator may require the approval of the City Engineer or author-

ized representative for all such plans requiring or providing for three (3) or more off-street parking spaces.

M. Whenever a building permit has been granted and the plans so approved for off-street parking, the subsequent use of such property shall be deemed to be conditional upon the unqualified continuance and availability of the parking provisions contained in such plans. Any use of such property in violation hereof shall be deemed a violation of this Ordinance.

Should the owner or occupant of any building to whom a building permit has been granted containing off-street parking requirements so change the use to which such building is put as to increase off-street parking as required under this Section, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until such time as the increased off-street parking provisions of this Section are complied with.

N. No addition or enlargement of an existing building or use shall be permitted unless the parking requirements of this Ordinance are met for the entire building or use.

O. In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately as specified in this Section, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.

P. Any commercial lot used for the parking of three (3) or more motor vehicles, prior to being subject to the provisions of this Ordinance shall within three (3) months from the effective date of this Ordinance be paved for dust control. This provision shall also apply to lots within newly annexed areas and to include areas for storage of pneumatically tired vehicles and used car lots.

SEC. 601.1 Pre-Existing Buildings and Uses

Buildings and uses in existence at the effective date of this Ordinance shall be exempt from the parking requirements herein after specified; provided, however, that whenever the usable floor area of such an existing building is changed, or an existing building is changed, or an existing use of premises is extended, off-street parking for the increased floor area or use shall be provided in the minimum amount hereinafter specified for that kind of use.

SEC. 601.2 Replacement Space Required

The owner or occupant of any building or use subject to off-street parking requirements under this Ordinance shall not discontinue or reduce any existing required parking lot without first having established other parking space in replacement therefore, which replacement space meets all requirements of this Ordinance.

SEC. 601.3 Prohibited Use of Parking Space

The use of off-street parking space as required under this Code, for the storage of merchandise, vehicles for sale or rent, or repair of vehicles shall be prohibited.

SEC. 602 Computation of Off-Street Parking Requirements

In order to compute the off-street parking requirements, the following page of general rules shall apply.

SEC. 602.1 Minimum Required Spaces A Sum of Individual Requirements

When a principal building or use includes several different types of activities which generate different levels of parking need, according to the schedule set forth in Section 606, the minimum required number of off-street parking spaces shall be the sum of individual requirements for the several uses computed separately.

SEC. 602.2 Computations Based on Employees

When used on computation of off-street parking requirements, the term "employees" shall include proprietors and administrative personnel, as well as, all other personnel engaged on the premises in the use of a building, structure or lot. The number of employees shall be the greatest number on duty on the premises at any one time, day or night.

SEC. 602.3 Functional Requirement

When computation of parking requirements results in a fractional requirement, any fraction of one-half or less shall be disregarded, and any fraction over one-half shall be counted as one (1) space.

SEC. 603 OFF-STREET PARKING SPACE DIMENSIONS

Every required off-street parking space shall have a minimum width of eight and one-half feet (8 1/2) and a minimum length of nineteen (19) feet, exclusive of access drives and aisles. When used as a unit of measurement of unmarked parking lots, each required space shall constitute an area of not less than one-hundred sixty-one and one-half (161.5) feet in a rectangle described above, and two-hundred sixty square feet, which shall include drives and aisles.

SEC. 604 LOCATION OF REQUIRED OFF-STREET PARKING

Required off-street parking shall be located as follows:

SEC. 604.1 Location of Off-Street Parking - Residential Use

Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve; provided however, that parking for cooperative or condominium-type multi-family residence may be provided in a parking lot not farther than two hundred (200) feet from the entrance to each dwelling unit it is intended to serve.

SEC. 604.2 Location of Off-Street Parking - Non-Residential Use

Required off-street parking shall be located within three hundred (300) feet of the building or use it is intended to serve, the distance being measured from the nearest point of the building or use to the nearest point of the parking lot; provided however, that parking facilities for a stadium, auditorium, outdoor sports arena, or similar use may be located not farther than thirteen hundred (1300) feet from the nearest point of such building or use.

SEC. 605 METHODS OF PROVIDING REQUIRED OFF-STREET PARKING

Required off-street parking may be provided by any one, or a combination, of the following methods:

- (a) By providing the required parking space on the same lot as the building or use being served; or, where practical, and with the approval of the Board of Adjustment, an area in the public right-of-way abutting such building or use may be included as a portion of the parking requirements if said area is fully improved for parking in accordance with standards of the City of Nogales.
- (b) By the collective provision of required parking for two (2) or more buildings or uses, whereupon the total of such parking shall be not less than the sum of the requirements for the several buildings or uses have operating hours which do not overlap, the Board of Adjustment may grant a reduction of individual and collective requirements based upon the special circumstances involved. A written contract for joint use of such facilities shall be executed between the parties concerned and a copy filed with the Building Inspector.
- (c) By securing the consent to use off-street parking facilities under another's ownership which is not otherwise used during the principal operating hours of the building or use in question; provided however, that consent shall be in written form and a copy filed with the Building Inspector.

SEC. 606 SCHEDULE OF REQUIRED OFF-STREET PARKING

The minimum number of off-street parking spaces required for buildings, structures and uses shall be determined according to the schedule herein set forth. For a use not specifically listed, requirements shall be the same as those for the most similar use listed:

1 SCHEDULE OF REQUIRED OFF-STREET PARKING

Building, Structure or Use	Parking Requirement
(a) One or two-family residence	2 per dwelling unit
(b) N/A	
(c) Boarding houses, resident clubs	1 per dwelling unit, plus 1 per guest room
(d) Downtown hotels	1 per guest room or suite plus 1 per 3 employees
(e) Motels	1 per guest room
(f) Mobile home parks	1 1/4 per mobile home site, plus 1 per 2 employees
(g) Hospitals, sanitariums, convalescent homes	1 per 3 beds, plus 1 per resident doctor, plus 1 per 3 non-resident employees
(h) Medical and dental offices and clinics	3 per doctor plus 1 per 2 employees
(i) Mortuaries, funeral parlors	1 per 3 chapel seats, plus 1 per funeral vehicle
(j) Churches, theaters, auditoriums, assembly halls, meeting rooms	1 per 3 seats plus 1 per 3 employees
(k) Skating rings, dance halls, dance studios	1 per 100 sq. ft. of open activity area, plus 1 per 3 employees
(l) Bowling alleys	1 per alley plus 1 per employee, 1 per restaurant/bar chair
(m) Community centers, libraries, civic clubs, museums, stadiums, outdoor sports arenas	1 per 4 seats, plus 1 per 3 employees
(n) Office and public adminis- tration buildings	1 per 200 sq. ft. of usable floor space
(o) Restaurants, night clubs, bars	1 per 3 seats or 1 per 50 sq. ft. of usable floor area (whichever is greater) plus 1 per 3 employe

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| (p) | Filling stations, beauty shops, barber shops | 1 per service bay or service chair, plus 1 per 2 employees |
| (q) | Banks, savings and loan agencies | 2 per teller window, plus 1 per 2 employees |
| * (r) | Elementary and junior high schools | 1 per employee |
| * (s) | High schools, trade schools | 1 per 10 students, plus 1 per employee |
| (t) | Drive-in food or drink places where food is consumed on the premises | 1 per 15 sq. ft. of usable floor area, plus 1 per 3 employees |
| (u) | Furniture and appliance stores, household equipment and apparel repair services, auto and machinery sales | 1 per 400 sq. ft. of usable floor area, plus 1 per 3 employees |
| (v) | Planned neighborhood shopping centers | 1 per 250 sq. ft. of usable floor area |
| (w) | Retail establishments not elsewhere listed | 1 per 150 sq. ft. of usable floor area |
| (x) | Auto and machinery repair shops | 2 per service bay, plus 1 per 2 employees |
| (y) | Wholesale, industrial manufacturing establishments | 1 per 2 employees |
| (z) | Multi-family residential | |
| | 1. Single family (See Section 502.7, (a), (1)) | |
| | 2. Duplex | |
| | a. 1 1/4 spaces each unit, 1 & 2 bedrooms | |
| | b. 1 1/2 spaces each unit, 3 bedrooms or more | |
| | 3. Multiplex | |
| | a. 1 1/4 spaces each unit, 1 & 2 bedrooms | |
| | b. 1 1/2 spaces each unit, 3 bedrooms or more | |
| | 4. Apartments | |
| | a. 1 1/4 spaces per unit, 1 bedroom | |
| | b. 1 1/2 spaces per unit, 2 bedroom | |
| | c. 2 spaces per unit, 3 bedroom | |
| | d. 2 1/2 spaces per unit, 4 bedroom or more | |

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Note: Elementary, Junior and Senior schools shall provide off-street loading and unloading aisles, access ways, drives and maneuvering space for school buses. Schools may provide extra parking spaces for private vehicles off-on loading students off-street. On-street off-on loading of students shall be allowed but in designated areas and under control of a school district employee assigned for traffic control at all loading points at all loading times.

SEC. 607 PARKING LOT PLACEMENT AND ACCESS REGULATIONS

The following regulations shall determine the placement, and access to, parking lots.

SEC. 607.1 Setback from a Street

Where a parking lot abuts a residential district across a street or streets, no part of the parking lot shall be closer than fifteen (15) feet to the street line. Where a parking lot abuts a residential district on the same side of a street and in the same block, no part of the parking lot shall be closer to the street line than the minimum required front setback for residential properties in the block. Regardless of the district in which it is located, every part of a parking lot shall be set back from every lot line a sufficient distance to insure that no part of any parked vehicle will project over any lot line. (See Section 601)

SEC. 607.2 Setback from an Interior Lot Line

Where a parking lot abuts a residential district along its interior side lot line, and is not separated therefrom by an alley, no part of the parking lot shall be closer than three (3) feet to said lot line.

SEC. 607.3 Rear Setback

Where a parking lot abuts a residential district along its rear lot line and is not separated therefrom by an alley, no part of the parking lot shall be closer than three (3) feet to said lot line. Where the rear lot line is contiguous to an alley, no setback is required.

SEC. 607.4 Access to Parking from Alley

Any parking lot may use an abutting alley for direct access to parking spaces; provided that, the full width of the alley is dedicated to the public and fully improved with a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.

SEC. 607.5 Access to Parking from a Street

Access to a parking lot from a street shall be limited to driveways and there shall be no direct access to any off-street parking space from a street.

SEC. 607.6 Ingress and Egress

No entrance or exit to a parking lot shall be located closer than fifteen (15) feet to an abutting residential district.

SEC. 608 REQUIRED PARKING LOT IMPROVEMENTS AND MAINTENANCE

Parking lots shall be developed and maintained in conformance with the following regulations.

SEC. 608.1 Surfacing and Drainage

Every parking lot shall be constructed and maintained so as to provide a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.

SEC. 608.2 Screening

Where the interior side lot line or rear lot line of a parking lot abuts a residential district and is not separated therefrom by an alley, a solid, unpierced, site-obscuring fence not less than six (6) feet in height above grade shall be erected abutting the lot line; provided however, that in no case shall a screen wall extend closer to a street line than the minimum required setback for residential properties in the same block.

SEC. 608.3 Landscaping

The area between the street line and the parking lot shall be suitably landscaped and maintained by the owner or operator of the parking lot.

SEC. 608.4 Lighting

Parking lots used during hours of darkness shall be lighted. In the case of parking lots located in or abutting a residential district the overall height of lighting fixtures shall not exceed twelve (12) feet above grade. In every case, lighting fixtures shall be so constructed and arranged as to reflect light away from adjacent residential districts and conform to any and all light ordinance of the City of Nogales.

A. General Provisions

Whenever the expression "Off-Street Loading Space" is used, it shall mean an on-the-property space for the standing, loading, and unloading of vehicles, to avoid undue interference with the public use of streets, alleys and sidewalks.

B. Off-street Loading Required

In the use of land for residential, commercial, industrial, or any other purpose, no residential, commercial, industrial, or any other building or structure shall be erected unless provision is made for the location on the lot of off-street loading space on the basis of the following minimum requirements.

Every hotel, office building, restaurant, department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishment, retail establishment, storage warehouse except self-service storage warehouses, or wholesale establishment and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of 15,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

<u>Square Feet of Aggregate Gross Floor Area Devoted To Such Use</u>	<u>Required No. Berths</u>
15,000 sq ft to 25,000 sq ft	1
25,001 sq ft to 40,000 sq ft	2
40,001 sq ft to 75,000 sq ft	3
75,001 sq ft to 150,000 sq ft	4
150,001 sq ft to 250,000 sq ft	5
250,001 sq ft to 350,000 sq ft	6
350,001 sq ft to 450,000 sq ft	7
For each additional 100,000 sq ft	1 Additional

The off-street loading facilities required shall in all cases be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements of this ordinance.

The provisions of this section shall apply to the entire City of Nogales, including the Central Business District (downtown).

SEC. 609.1 Dimension of Loading Space

Every required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of forty (40) feet and a minimum height of fourteen (14) feet, exclusive of access aisles and maneuvering space.

SEC. 609.2 Location of Loading Space

Required off-street loading space may occupy all or any part of a required rear yard except as provided elsewhere in this ordinance, and may be partially or entirely enclosed within a build-

ing. Where a side yard abuts an alley in a non-residential district, loading space may be located in that side yard.

SEC. 609.3 Use of Alley for Maneuvering Space

Where a building or use in a non-residential district requiring off-street loading space abuts an alley, such alley may be used for maneuvering space for loading and unloading; provided, however, that no alley abutting any residential district may be so used.

SEC. 610 PLANS REQUIRED FOR OFF-STREET PARKING AND LOADING SPACE

Plans shall be submitted to and approved by the Zoning Administrator showing how the required parking and loading spaces are to be arranged in the area provided for the purpose. Such plans shall show access streets, alleys and drives, location of all points of ingress and egress, parking spaces, loading spaces, aisles and maneuvering space, and location and design of all screen walls, landscaping and lighting. Before issuance of a Zoning Compliance Certificate, the Zoning Administrator may wish to obtain the approval of the Planning Director for the plan, in accordance with General Plan requirements and other regulations.